

MEADOWBROOK GARDENS

AFFORDABLE HOUSING PLAN

February 2016

Uniglobe Investment, LLC (the "Developer") submits this Affordable Housing Plan in compliance with Article Ten, Section A-6-k of the Mansfield Zoning Regulations along with its application to the Mansfield Planning & Zoning Commission ("P & Z") for the designation of Design Multiple Residence Zone ("DMR") that will add a thirty-six (36) one and two bedroom apartments to the 50 unit complex just being completed and known as Meadowbrook Gardens. This Plan supersedes the prior Affordable Housing Strategy approved in October 2012 for Meadowbrook Gardens, formerly known as Whispering Glen.

Under this Plan, twenty percent (20%) of the units in Meadowbrook Gardens will be designated as "Affordable Units" that will meet the criteria for "affordable housing" under Article Ten, Section A-6-k of the Mansfield Zoning Regulations. By law, affordable housing means housing where a household spends no more than 30% of their income on housing costs (including utilities) and with moderate incomes up to 80% of the Area Median Income as established by the United States Department of Housing and Urban Development ("HUD") for the area containing the Town of Mansfield, the Hartford-West Hartford-East Hartford, CT MSA, HUD Metro FMA Area ("AMI"). (CGS § 8-39a).

The following sets out the details of the Affordable Units as to Design, Construction, Finishing and Marketing.

I. Affordable Units

The Developer proposes to set aside eighteen (18) of the thirty-six (36) one and two bedroom apartment units as Affordable Units for all of Meadowbrook Gardens. It is expected that these units will be designated as construction proceeds and there are no substantial differences in these units from market rate units except as required to meeting the livable floor area requirements of Article Ten, Section A-6-k, which will be met.

II. Construction and Dispersion.

The 18 Affordable Units shall be built and offered at the same time as the Market Rate Units.

III. Nature of Construction of Affordable Units and Market-Rate Units.

Within Meadowbrook Gardens, Affordable Units shall be constructed in substantial conformance with the specifications set forth in the Plans submitted to and approved by the Mansfield P & Z. The Affordable Units shall be substantially comparable in standard specifications and the quality of construction to Market Rate apartments of the same type. However, consistent with Article Ten, A-6-k, the Affordable Units will not exceed the following sizes (unless larger units are approved as part of the DMR approval):

Multi-family units with one bedroom: 800 SF of Livable floor area
Multi-family units with two bedrooms: 1,200 SF of Livable floor area

Furthermore, the Affordable Units, except for size as set for the above, will appear the same as market rate units from the outside and will continue a design that is in keeping with the surrounding uses while not stifling innovative design and architecture. The following is a comparative listing of the types of finishes that may be different for the Affordable Units:

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| • Countertops | Laminate vs. Stone |
| • Appliances | White vs. Stainless |
| • Flooring | Linoleum/Vinyl vs. Tile or Carpet vs. Hardwood |
| • Amenities | No Fireplace vs. Fireplace |
| • Cabinets | Standard vs. superior quality cabinets |

IV. Entity Responsible For Administration and Compliance.

This Affordable Housing Plan will be administered by the Developer or its successors and assigns until all of the Affordable Units have been leased (or sold). The party administering this Plan is hereafter referred to as the "Administrator". The Developer may transfer or assign the role of Administrator to another entity, provided that such entity has the experience and qualifications to administer this Plan. If Meadowbrook Gardens or the portion thereof containing the Affordable Units is converted to a condominium form of ownership, the Administrator responsibility will be transferred to a homeowners association.

V. Affirmative Fair Housing Marketing Plan.

In Meadowbrook Gardens, the sale or lease of both Affordable Units and market rate units shall be publicized meeting recognized affirmative fair housing marketing programs as guidelines. The availability of units are anticipated to be advertised through the Meadowbrook Gardens Website, social media (Facebook, Craig's List, etc.), real estate websites, University Media outlets, and local realtors. The notices shall comply with the federal Fair Housing Act, 42 U.S.C. §§ 3601 *et seq.* and the Connecticut Fair Housing Act, C.G.S. §§ 46a-64b, 64c (together, the "Fair Housing Acts").

The Administrator will also work with local and regional employers, such as hospitals and universities to accommodate housing needs. Potential options include help with rent and mortgage subsidies, security deposits, down-payment and closing cost assistance in order to provide an incentive for employee or students to live closer to work or the University. In this case, the Administrator will also seek out programs available through the Connecticut Department of Economic And Community Development Housing for loans or grants available to eligible sponsors of affordable housing, as well as the HOMEConnecticut program, the HOME Investment Partnerships Program, the US Department of Agriculture Housing and Community Facilities Programs, the Federal Home Loan Bank and other programs that become available to support low and moderate income housing as set out in this Plan. Also explored would be housing tax credits for deed restricted housing for households earning no more than the area's median household income. The Administrator may also consult with or promote available units through the Mansfield Area Housing Authority.

VI. Lease and Purchase Eligibility.

Eligibility of families or households to purchase or lease an Affordable Unit in the Meadowbrook Gardens shall be determined by the Administrator in accordance the provisions of this Affordable Housing Plan and consistent with the Mansfield Zoning Regulations Article Ten, Section A-6-k.

VII. Application Process.

A person, family or household seeking to lease (or purchase) one of the Affordable Units ("Applicant") must complete an application to determine eligibility. The application form and process shall comply with the Fair Housing Act.

VIII. Requirement to Maintain Condition.

All owners and tenants are required to maintain their units. The owner or tenant shall not destroy, damage or impair the unit, allow the unit to deteriorate, or commit waste on the unit. When an Affordable Unit is offered for resale or re-lease, the Administrator shall cause the home to be inspected.

IX. Resale or Lease of an Affordable Unit.

An owner of an Affordable Unit at any time shall comply with the restrictions concerning the sale and rental of units as set forth in this Plan. If the owner of the complex or a unit wishes to sell or lease an Affordable Unit, the owner shall notify the Administrator in writing.

The owner of an Affordable Units or its realtor, shall inform any potential purchaser or tenant of the affordability restrictions before any purchase and sale agreement or lease is executed. The purchase and sale agreement or lease shall contain a provision to the effect that the sale or lease is contingent upon a determination by the Administrator that the potential purchaser or tenant meets the eligibility criteria set forth in this Plan. If the Administrator determines that the potential purchaser is not eligible, the purchase and sale agreement or lease shall be void, and the owner may solicit other potential purchasers or tenants. The Administrator may outsource these determinations to a qualified agency or persons.

Town of Mansfield
Affordable Housing Requirements

Pursuant to the authority provided by Section 8-2i; of the Connecticut General Statutes, a minimum of twenty (20) percent of all dwelling units in a residential development (or phase thereof) that is subject to this provision shall be designed, constructed, and marketed for occupancy by low and moderate income persons.

To address this requirement, a minimum of twenty (20) percent of the dwelling units in a residential development, or sub-phase thereof, shall not exceed the following maximum square footage per dwelling unit requirements:

- Two-family or multi-family units with one bedroom- 800 square feet of livable floor area
- Two-family or multi-family units with two bedrooms- 1,200 square feet of livable floor area
- Two-family or multi-family units with three or more bedrooms- 1,400 square feet of livable floor area
- Single-family dwelling unit with one or two bedrooms- 1,200 square feet of livable floor area
- Single-family dwelling unit with one or three or more bedrooms- 1,400 square feet of livable floor area

In addition to meeting these maximum square footage requirements, applicants shall provide specific information about the location, design and character of proposed affordable units and shall document the actions that will be taken to promote and retain occupancy by low and moderate-income persons. Applicants are encouraged to work with Mansfield's Housing Authority, the State Department of Economic and Community Development and other agencies that promote affordable housing opportunities, and incorporate deed restrictions, resale, lease, or rental contracts and/or measures to promote this affordable housing objective.